



# BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. \_\_\_\_\_  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: Cynthia Howk DATE: Dec., 1994  
133 S. Fitzhugh St.  
YOUR ADDRESS: Rochester, NY 14608 TELEPHONE: 546-7029  
ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

## IDENTIFICATION

1. BUILDING NAME(S): Pieper House  
2. COUNTY: Monroe TOWN/CITY: Greece VILLAGE: ---  
3. STREET LOCATION: 1560 Edgemere Drive  
4. OWNERSHIP: a. public ☐ b. private ☒  
5. PRESENT OWNER: James H. Sullivan ADDRESS: (same) Rochester, NY 14612  
6. USE: Original: residence Present: residence  
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐  
Interior accessible: Explain private residence

## DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☒ b. stone ☐ c. brick ☐ d. board and batten ☐  
e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: \_\_\_\_\_  
Roof = asphalt shingles. Foundation = concrete block  
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐  
(if known) b. wood frame with light members ☒  
c. masonry load bearing walls ☐  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_  
10. CONDITION: a. excellent ☒ b. good ☐ c. fair ☐ d. deteriorated ☐  
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

(See continuation sheet)

12. PHOTO:

13. MAP:

"This is really quite lovely and it's all of a piece. Note the nice small window panes. It's not distinguished enough to make it into the 'red' category, but it's certainly a 'green plus.'" P.Malo.

COLOR CODE

Green plus +



14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐  
d. developers ☐ e. deterioration ☐  
f. other: erosion of site by lake (N. of house)
15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn ☐ b. carriage house ☐ c. garage ☒  
d. privy ☐ e. shed ☐ f. greenhouse ☐  
g. shop ☐ h. gardens ☐  
i. landscape features: deciduous & coniferous trees; coniferous  
j. other: located adjacent to Lake Ontario shore. shrubs
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
a. open land ☐ b. woodland ☐  
c. scattered buildings ☐  
d. densely built-up ☒ e. commercial ☐  
f. industrial ☐ g. residential ☒  
h. other: Lake Ontario to north of lot.
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1937 - 1938

ARCHITECT: not determined

BUILDER: not determined

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES: (see continuation sheet)

22. THEME: residential



11c.

The contemporary front porch, railing, and steps appear to date from the 1980s.

The sliding glass windows which enclose the front, side, and rear porches may have been added after the original date of construction. Probably installed by the 1940s, these windows are now part of the historic design of the house.

17. This house is located on the north side of Crescent Beach Road in the northeast quadrant of the town. Crescent Beach Road is parallel to and north of Edgemere Drive. The lots here extend south to Edgemere Drive (most of their garages are on the south side of Crescent Beach Rd.). Because of this, these home are assigned Edgemere Drive addresses.

The lot is situated on the Lake Ontario shoreline and only slightly above beach/water level. The lake is about 20' north of the house. Mature deciduous trees enhance the property. A contributing garage is located to the south, across Crescent Beach Road. The neighborhood consists of early 20th century - 1980s homes. Many of the pre-World War II houses here were originally constructed as summer residences and have been extensively altered/enlarged.

18. This 2-story residence has horizontal, shiplap wood siding and (probably) a concrete block foundation (not visible). It features a broad-pitched, side-gable, jerkin-head roof with a shed-roof front dormer. The fenestration is asymmetrical and windows are principally 1/1 double-hung sash. A brick chimney sits atop the ridge pole of the main roof. A decorative, scalloped-edged board extends along the eaves of the front dormer, east window bay, and front, west (side) and north (rear) porches. Window bays are located on the east elevation (an angled bay) and the west elevation (an angled bay and a square bay).

There are three fully enclosed porches on this residence; they are located on the south (front), west (side), and north (rear) elevations. All three porches are characterized by the same design elements: a solid, knee wall on the lower half, square wood posts, and sliding, 6-paned, wood windows that fully enclose each

18. continued

porch from the weather. Decorative wood screens with straight lattice are located underneath each of the porches. Contemporary steps, deck, and railing have been constructed by the front (north) door.

An contributing garage is located to the south of the house. Mature deciduous and coniferous trees/shrubs enhance the site and the lake is visible immediately to the north of the house.

20. Built c. 1938, this house is architecturally significant in the town of Greece as an example of early 20th-century Bungalow style residential architecture. The house retains a significant degree of integrity of design, materials and craftsmanship. It is also significant historically as an example of the development of the Edgemere Drive/lakeshore corridor as a vacation/residential community in the early part of this century.

This residence is an example of the once-popular Craftsman Bungalow style of the early 1900s. The Craftsman Bungalow houses were inspired primarily by the work of two California brothers - Charles Sumner Greene and Henry Mather Greene - who practiced together in Pasadena from 1893 to 1914. Several influences - the English Arts & Crafts movement, and interest in oriental wooden architecture, and their early training in the manual arts - appear to have led the Greenes to design and build intricately detailed buildings/houses.

These and similar residences were given extensive publicity in such magazines as House Beautiful, Good Housekeeping, Architectural Record and Ladies Home Journal, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the bungalow house quickly became the most popular and fashionable smaller house in the country.

Popular c. 1905-1930, these Craftsman Bungalow buildings come in several forms. The house at 1560 Edgemere Drive is a side-gabled roof design. About one third of the Craftsman Bungalow buildings were constructed in this form. Two-story examples, such as this house, commonly have added, full-width

20. continued

porches. Here, there are three exterior porches, possibly to take full advantage of the site and its views of the lake. In acknowledgment of our northeastern climate, these porches have been fully (and sensitively) enclosed with sliding glass windows, probably not long after the construction of the house. These wood-frame, sliding porch windows are now a historic feature of this home.

Because of the popularity of this style in the upstate area, many examples of Craftsman Bungalow houses were constructed here from the 1910s to 1930. It appears that this house dates from c. 1937-1938 (it is first listed in the 1938 suburban directory)

The 1924 county map shows this area as "Crescent Beach." It is marked as the "John T. Lewis Tract 35-9" with this parcel shown as vacant lot #12. By 1930 the area is designated as "Crescent Beach Rd." and the Crescent Beach Hotel is the only listing on this street in the suburban directory.

The 1934 directory lists the Crescent Beach Hotel and 7 houses on Crescent Beach Road. By 1935, this road was incorporated into the Edgemere Drive listings, but no house is shown at this address. The listing of "1560 Edgemere Dr." is first included in the 1938 suburban directory. It shows Alphonse and Louisa Pieper here. Alphonse Pieper was vice-president of the Ritter Dental Manufacturing Company on West Avenue. His year-'round residence was at 240 Sandringham Road in Brighton. Therefore, #1560 appears to have been built as a summer residence for the Piepers. Alphonse Pieper continued to be listed as the owner of #1560 Edgemere Drive into the early 1960s.

Also listed in the 1940s directories is Arthur M. Pieper, who owned the house next door at #1556 Edgemere (his permanent address was at 105 Trevor Court Rd. in Brighton). It seems likely that Arthur Pieper was related to Alphonse & Louisa Pieper (possibly their son?). Also, Oscar H. Pieper owned #1546 Edgemere Dr. Therefore, it appears these houses comprised a family vacation "compound" during this era.

Located in a neighborhood of residential buildings, this Craftsman Bungalow home is one of the increasing rarities on Edgemere Drive: an early 20th-century house that has not had its historic design drastically remodeled or expanded. This property is still recognizable as a 1930s residential site

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20. continued

with Bungalow-style home constructed to take advantage of its setting beside the lakeshore.

21. See final report for bibliography.

